

**RUMSON PLANNING BOARD
OCTOBER 22, 2012
MINUTES**

Chairman Lospinuso called the regular meeting to order at 7:00 p.m. with the Pledge of Allegiance. The requirements of the Open Public Meetings Act were stated as met. The roll was called, with the following members present: Lospinuso, Casazza, Rubin, Shanley, Williams, White, Clark, Seaman, Koenig. Also present: Michael Steib (Board Attorney), Fred Andre (Zoning Officer), Tom Rogers (Borough Administrator), Bonnie Heard (T&M Assoc.), and State Shorthand Services.

Approval of Minutes

Motion was made and seconded to approve the minutes from the September meeting, with corrections. Voice Vote: Ayes, unanimous. (Mr. Casazza has listened to the tapes and is eligible to vote on the minutes).

Master Plan Re-examination

Martin Truscott and Bonnie Heard, T&M Assoc., were present to speak on this issue. Ms. Heard explained the handouts that were distributed to the Board. Mr. Truscott reported that they are doing a re-examination of the Master Plan, and this workshop meeting will review the information in the plan. If they are satisfied, it will be moved to a public hearing. He reviewed the highlights of the plan, including the suggested changes to lot sizes, which will be further discussed later in the meeting.

They will be updating objectives and problems since the last Master Plan, including:

- Construction activity of new homes;
- Zoning within the municipality, although the town has not changed that much in the last 10 years;
- Miscellaneous changes in the laws;
- Storm Water Management element and development regulations;
- Green building element of the Master Plan;
- Changes in state planning activities;
- COAH process – still in a state of flux;
- Extension act;
- Changes at the county level;
- Coastal Monmouth plan;
- Other specific changes recommended for the Master Plan.

This report is a re-examination of the current goals of the town, since the town has not changed much of the last 10 years.

Ms. Heard summarized the rezoning recommendations via a map included in the information handed out to the members. She pointed out some properties that had a potential to be subdivided. In the 2002 Master Plan, it was recommended that these areas be rezoned to maintain the existing character of the neighborhood. The Planning Board thought this is something that should be considered, and this has been re-examined with this report.

The building heights in flood zones was also considered, so that grants can be given for building in the flood areas, thereby enabling a builder to present more aesthetic roof changes in these areas.

Bicycle circulation was also considered, as was solar and wind facilities. A house size recommendation is included, as well as providing a user friendly document to include all the elements of the Master Plan.

Ms. Heard explained that there are four commercial properties in the R5 district, which have come before the Zoning Board for a use variance, and she located them on the plan provided. The recommendation is to expand the GB Zone to incorporate these existing commercial uses, so if they need to do a minor modification, they would not have to come before the Zoning Board for an expansion of the nonconforming use. It would be recommended to borough council to rezone these properties by ordinance. This hearing is the first step in the re-examination plan.

Chairman Lospinuso questioned the recycling element, and Tom Rogers explained the borough's actions with this issue, noting that the borough has adequate space for this element.

Chairman Lospinuso commented on the demographics of the town and the large amount of school children in town and the potential need to be pro-active with bicycle paths, etc. Tom Rogers explained the town's involvement with exploring this type of recommendation, noting that some of the roads involved are county roads.

Chairman Lospinuso asked about solar and wind farms, and Ms. Heard said regulations are being explored, and she explained the current limits in the ordinance and regulations that are being considered as to heights, noise, etc. Mr. Rogers noted there are a lot of development regulations that they will be recommending for the Board's review, including solar energy.

Mr. Casazza asked if any towns have done anything to encourage people to utilize the center of town to set up offices, since many people are choosing to live and work in the same area. He would suggest wording be included to encourage this type of use without changing the zoning. Mayor Ekdahl said encouragement could come in the form of tax abatement, but in Rumson there is not an abundance of office space available, and when they do become available, they are filled right away.

There were no other questions or comments from the board.

Chairman Lospinuso thanked Mr. Truscott and Ms. Heard for their presentation. Ms. Heard said that the board will need to schedule a public hearing, which will be publicly noticed. Another presentation will occur at that meeting, after which public comments will be allowed. After that, and if no changes occur, the Board can recommend adopting the re-examination report. Ms. Heard will combine all documents into a single document to be available for the next meeting.

Other Business

A borough ordinance regarding lawn cutting was discussed by the members, noting that an annual license will be required for anyone cutting grass in the borough.

Discussion arose regarding growing bamboo and the invasive nature of this type of plant. Mr. Clarke and Mr. Casazza thought the town should have an ordinance regarding this, as other towns have done.

At this time (7:50 p.m.) and there being no further business and no need for any executive session, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous.

The next meeting is **November 12, 2012.**

Respectfully submitted,
Patricia Murphy
Clerk